

TO LET

SELECTION OF LIGHT INDUSTRIAL / WAREHOUSE UNITS WITH OPTIONAL CONCRETED YARDS, OFFICES & WELFARE UNIT A/B 23,399 SQ FT AND D 6,145 SQ FT AND A CONCRETED YARD OF 8,200 SQ FT



SECURE SITE

24/7/365 ACCESS

B1/B2/B8 USE

GOOD STRATEGIC LOCATION

Description

Cedar Depot comprises a number of concrete and steel framed industrial buildings offering a mix of asbestos and profile steel cladding, with a detached office building, WC block and extensive concrete yard and parking areas.

The site is mainly concrete surfaced and is enclosed by chain link metal and palisade fencing.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (IPMS), with the following areas applicable.

Unit	Sq Ft
Units A & B	23,399
Unit C	UNDER OFFER
Unit D	6,145
Unit E	LET
Unit F	LET
Office	1,836
Yard 1	UNDER OFFER
Yard 2	8,200

Specification

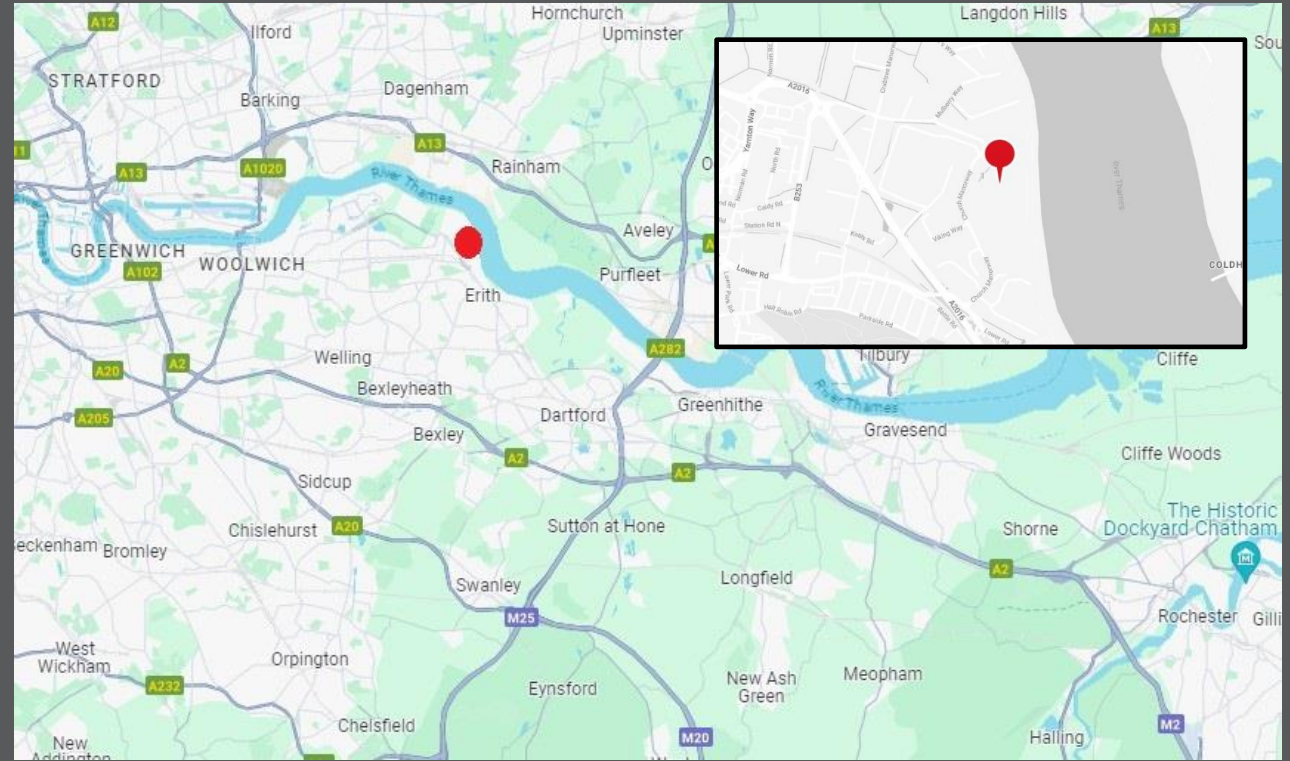
- Secure site with extensive concreted yards
- Separate office block
- Good strategic location with 24/7/365 access
- B1 B2 B8 Use



Location

The property is situated at the northern end of Church Manorway approached via Bronze Age Way (A2016) and Lower Road. The M25 J1a is approx. 5 miles to the east and the Blackwall Tunnel is approx. 8 miles to the west. Mainline rail services are available from Belvedere train station with a journey time to London Bridge of approximately 30 minutes.

Type	Destination	Miles	Drive Time
	M25 motorway	5.6 miles	12 mins
	M2 motorway	16.6 miles	24 mins
	M20 motorway	11.1 miles	20 mins
	M26 motorway	21.7 miles	30 mins
	Belvedere Train Station	1.2 miles	4 mins
	Abbey Wood Train Station	3 miles	6 mins
	London City Airport	7.6 miles	40 mins
	London Gatwick Airport	39.2 miles	50 mins
	London Stansted Airport	43 miles	55 mins



The property is well served by rail services. Belvedere and Abbey Wood mainline stations are situated 1.2 miles and 3 miles from the site, respectively.

London City airport is 7.6 miles to the east and both London Gatwick and London Stansted Airport are approximately 40 miles away.

Belvedere is considered South East London's premier industrial and logistics location attracting major occupiers such as Amazon, Asda, Ocado, Lidl and Tesco.

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Terms

Available to let in part as shown on the next page, on a new lease for a term to be agreed incorporating upward only rent reviews.

If let on an individual basis, the rents are exclusive of the current business rates which are in the process of being individually assessed, but inclusive of electricity, use and cleaning of shared welfare facilities on site, buildings insurance and will be payable monthly in advance.

EPC

Units A-F: D-82
Office: D-76

Rent

Please see the next page for rents for the remaining units or yard when taken on an individual basis.



Unit	Sq Ft	Monthly Inclusive Rent	Annual Inclusive Rent
Units A & B	23,399	£27,700 pcm	£332,400 pa
Unit C	UNDER OFFER		
Unit D	6,145	£7,000 pcm	£84,000 pa
Unit E	LET		
Unit F	LET		
Office	1,836	£2,000 pcm	£24,000 pa
Yard 1	UNDER OFFER		
Yard 2	8,200	£3,250 pcm	£39,000 pa

Rent

The rents shown above are exclusive of the current business rates which are in the process of being individually assessed, but inclusive of electricity, use and cleaning of shared welfare facilities on site, buildings insurance and will be payable monthly in advance.

A security deposit will also be required dependent on covenant strength and proposed use.

Rates

Rateable value for the workshop and premises as a whole is £365,000.

This is apportioned at the moment, until a revised individual assessment for each unit is confirmed.

VAT

May be applicable.



For further information or to arrange an inspection please contact:

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